



Unit 603-420 Lewis Street - Centretown

LEWIS COURT



*Welcome to
Unit 603-420 Lewis Street*



LIVING ROOM

Welcoming







DINING ROOM



Entertain

KITCHEN



Create







MASTER BEDROOM
ENSUITE



Tranquil

BEDROOM
BATHROOM

Private









BALCONY



Enjoy

BUILDING & LOCATION

- Excellent downtown location close to Elgin St, the Rideau Canal, Parks, shops and restaurants.
- On a quiet one-way street with low traffic.
- Boutique style low-rise condo with only 27 units.
- Classic red brick exterior with sleek glass balconies.
- This building boasts a very low turnover rate and a great close-knit community.
- The front of the building features an orderly flower and shrub garden, as well as mature trees.

APARTMENT DETAILS

- A spacious south-facing 2 BEDROOM apartment, meticulously kept by the long-time owner.
- Generous double coat closet near entry door, plus a laundry room conveniently tucked away from the main living space.
- The large living and dining space with sleek hardwood flooring offers endless potential for furniture arrangements. At the south end are patio doors to your own private balcony.
- The balcony is perfect for enjoying the morning paper or dining Al Fresco, with glass panel guard railing and southerly views of the downtown cityscape.
- Fully renovated white kitchen with top of the line appliances, ample cabinetry, and lots of counter space for food preparation.
- Enjoy 2 full bathrooms, inclusive of an ensuite.
- Master and second bedroom with jewel toned broadloom.
- Master bedroom features a walk in closet with overhead lighting.
- Ensuite bathroom with double vanity + walk in shower.
- Second bedroom with nifty Murphy Bed (included in sale price).
- Inclusive of one underground parking spot + storage locker.
- Split air conditioner can be installed (see adjacent unit when visiting balcony).





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Room Dimensions & Descriptions:

(All dimensions are feet.inches x feet.inches)

MAIN LEVEL

Entry	4'6" x 4'	Hardwood floor, double coat closet,
Laundry Room	8'9" x 5'5"	Ceramic tile floor, side-by-side washer & dryer, storage cabinetry above + double door storage cabinet, track lighting.
Kitchen	8' x 9'2"	Ceramic tile floor, white colonial style cabinetry, pot drawers, pull out spice + oil cabinet, 1 ½ sink with single lever faucet + pull out vegetable sprayer, ceramic tile backsplash, glass cook top / slide in stove, dish washer, microwave / hoodfan (vented to building exterior), FISHER PAYKEL Fridge + Freezer.
Dining Area	16' x 9'	Hardwood floor, pendant light fixture.
Living Room	16' x 10'	Hardwood floor, patio door to south-facing balcony.
Bathroom – 4 Piece	5' x 7'2"	Ceramic tile floor, tub/shower with ceramic tile bath enclosure, vanity, wall mirror, bar lighting.
Bedroom	12'10 x 9'8"	Wall to wall broadloom, double clothes closet, murphy bed.
Master Bedroom	11'4" x 18'	Wall to wall broadloom
Walk-in Closet	6'6" x 5'3"	Wall to wall broadloom, overhead light.
Ensuite Bathroom – 3 Piece	7'4" x 5'	Ceramic tile floor, walk in shower with glass door and ceramic tile bath enclosure, double vanity, wall mirror, cabinetry.

DETAILS

Legal Description:	UNIT 3, LEVEL 6, C.C.P. NO. 251 ; LT 9, S LEWIS ST AND PT LT 9, N WAVERLEY ST, PL 3766, PT LT 10, S LEWIS ST AND PT LT 10, N WAVERLEY ST, PL 12, PT 1 4R4525, AS IN SCHEDULE 'A' OF DECLARATION LT382167 ; OTTAWA
Year Built:	1984 APPROX
Builder:	Domicile
Building Name:	Lewis Court
Condominium Fee:	\$632.26 MONTHLY
INCLUDES:	Building insurance, maintenance, snow removal + landscaping, water & sewer, reserve fund contribution
Possession:	TBA
Parking:	23 UNDERGROUND
Locker:	23 MAIN FLOOR BY ELEVATOR
Heating:	Baseboard Electric
Cooling:	Window Unit
Rental Equipment:	Hot Water Tank RELIANCE
Inclusions:	Fridge, Stove, Dishwasher, Washer, Dryer, Microwave / Hoodfan, Window A/C Unit, Murphy Bed, all window coverings.
Exclusions:	NIL



BUY

UNIQUE
HOMES

SELL

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